

991 MAIN SQUARE

991 MAIN STREET, PATERSON, NJ 07503



OFFERING SUMMARY

Available SF: 4,500 SF

Lease Rate: \$28.00 - 32.00 SF/yr (NNN)

Lot Size: 2,500 SF

Year Built: 2016

Building Size: 10,000 SF

PROPERTY HIGHLIGHTS

- Fastest growing section of South Paterson
- Corner of Main Street and Gould Avenue
- Half a mile from St. Joseph's Regional Medical Center
- Densely populated area with a lot of foot traffic
- Two bus stops directly in front of the building
- Less than 2 miles to Paterson NJ Transit station

AVAILABLE SPACES

RETAIL & OFFICE SPACE	LEASE RATE	SIZE (SF)
991 Main St., 1A	\$32.00 SF/yr	1,785 SF
991 Main St., 1C	\$32.00 SF/yr	589 SF
991 Main St., 2C	\$28.00 SF/yr	589 SF
991 Main St., 3B	\$31.00 SF/yr	947 SF
991 Main St., 3C	\$28.00 SF/yr	589 SF

ERIC ANDERSON

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PROPERTY OVERVIEW

- Identical layout on all 3 floors
- 1st floor can be retail space
- 1A has its own entrance from Main St
- 1C has private entrance in rear
- Separate utilities and HVAC per unit
- Build out to your own specification
- Handicap accessible
- Ample on-site parking
- Some suites feature architecturally engaging floor to ceiling windows

LOCATION OVERVIEW

Newly constructed building with great exposure at the stoplight of Main Street and Gould Ave in the fastest growing section of South Paterson. The building has elevator access from the parking lot and shared parking available.

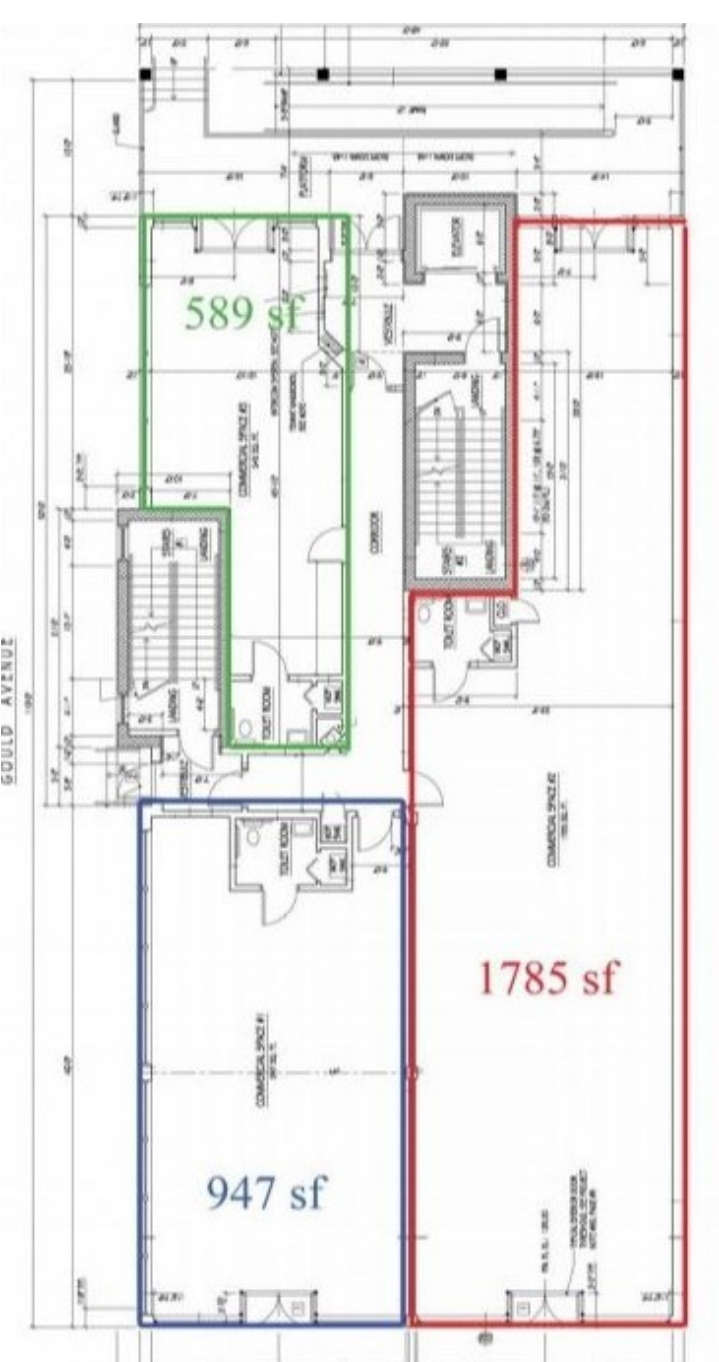
This is a landmark site at the busiest stoplight on Main Street in South Paterson located near Nouri Brothers shopping center which attracts customers from the tri-state area. The area is densely populated with a lot of foot traffic as well as two bus stops directly in front of the building. Less than 2 miles to Paterson NJ Transit station and half a mile from St. Joseph's Regional Medical Center. Within the vicinity are several salons/ barber shops, pharmacy's, medical office buildings, doctors, dentists, shopping boutique stores, restaurants, law offices and schools.

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1 BUILDING FLOOR PLAN

2 FLOOR PLAN A
1A

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3 FLOOR PLAN B
3B

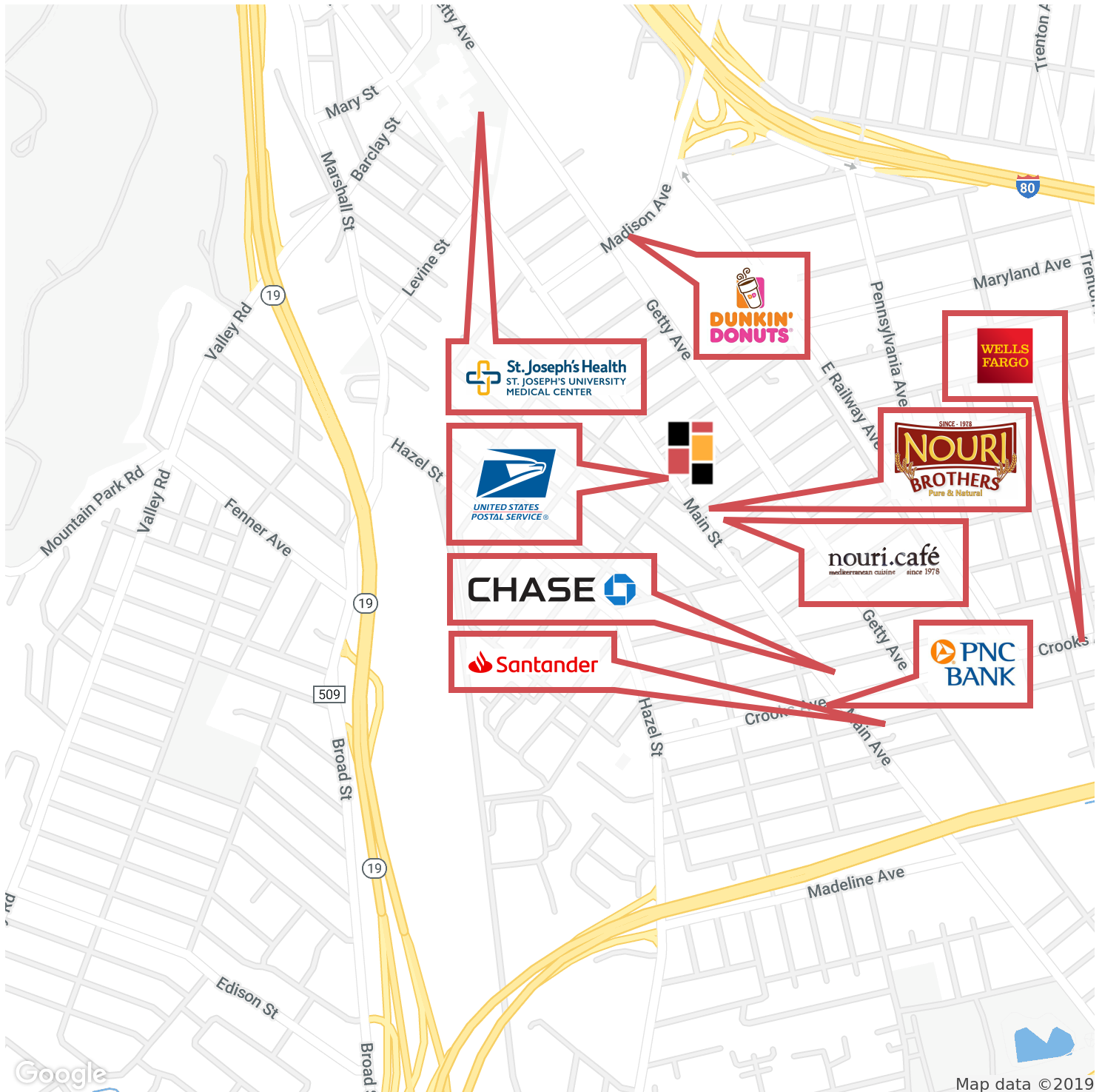
4 FLOOR PLAN C
1C, 2C & 3C

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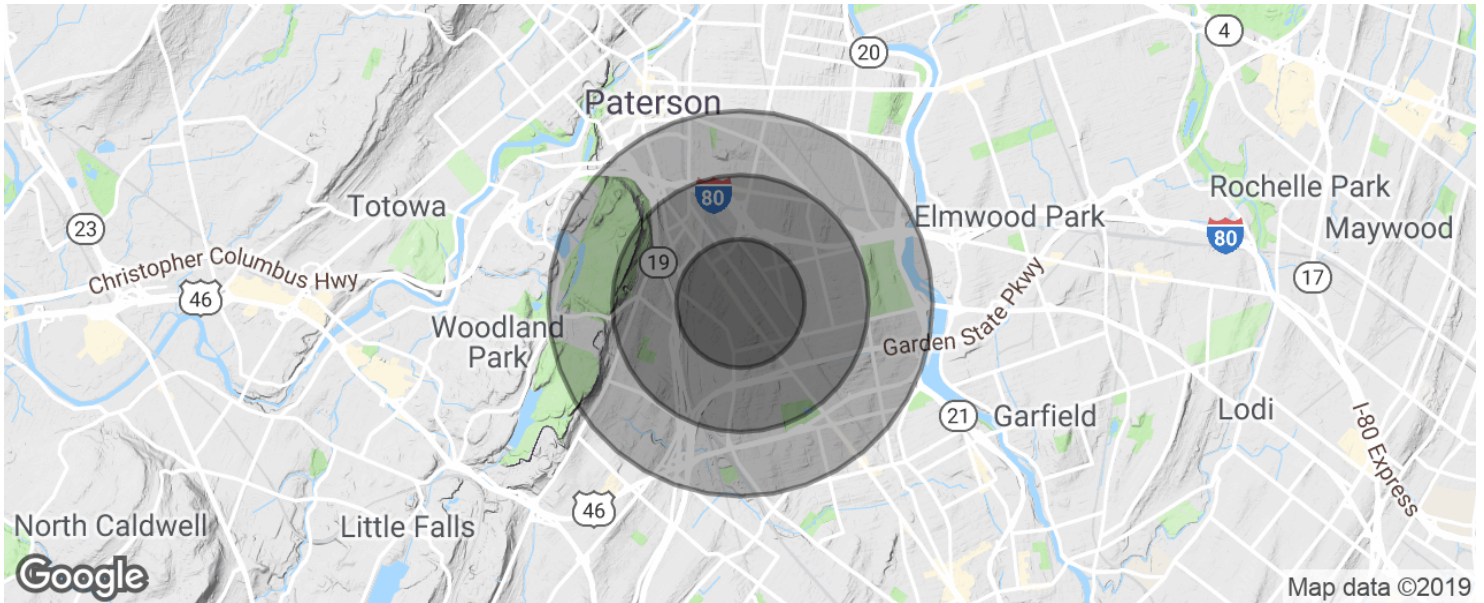


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	12,586	40,123	87,839
Median age	33.2	35.2	34.3
Median age (Male)	31.6	33.7	33.1
Median age (Female)	35.4	37.3	35.9
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	3,770	12,671	27,729
# of persons per HH	3.3	3.2	3.2
Average HH income	\$44,438	\$53,395	\$55,528
Average house value	\$370,909	\$370,065	\$372,090

* Demographic data derived from 2010 US Census

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